

**ORDINANCE NO. 2017-04**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, ALLOWING THE RECONSTRUCTION OF SINGLE-FAMILY HOMES ON 50' WIDE LOTS IN THE R-2 AND R-3 ZONING DISTRICTS, AS LONG AS AN OCCUPIED SINGLE-FAMILY HOME EXISTED ON THE SAME LOT WITHIN THE LAST FIVE YEARS, AMENDING SECTION 110-287, LOT AND BUILDING REQUIREMENTS, PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES, CONFLICT, SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the City of Clewiston, Florida, has encountered numerous requests for variances from the lot-size requirements provided in Section 110-287; and

**WHEREAS**, the City has determined that allowing the rebuilding of single-family homes that existed on 50' lots is in the best Planning and Zoning interests of the City and is consistent with the City of Clewiston Comprehensive Land Use Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA:**

**SECTION 1.** The Code of Ordinances of the City of Clewiston, Section 110-287, is hereby amended as follows:

The principal building, accessory structures and other land uses in the R-2 Two-Family Residential District shall be located so as to comply with the following requirements:

	Duplex	Single-Family
Minimum lot area	9,500 sq. ft.	7,500 sq. ft.
Minimum lot width at building line:		
Interior	90 ft.	75 ft. 50 ft.*
Corner	100 ft.	85 ft.
Minimum front yard	25 ft.	25 ft.
Minimum side yard (interior)	10 ft.	10 ft.
Minimum side yard (corner)	20 ft.	20 ft.
Minimum rear yard	20 ft.	20 ft.
Minimum living area for residences	750 sq. ft.	900 sq. ft.

Minimum setback from lot line for accessory structures:		
Front	60 ft.	60 ft.
Rear	10 ft.	10 ft.
Side (interior)	7.5 ft.	7.5 ft.
Side (corner)	20 ft.	20 ft.

\*If an occupied single-family residence existed on the lot in the previous five years.

**SECTION 2. INCLUSION IN THE CODE OF ORDINANCES.** The provisions of this ordinance shall become and be made a part of the City Code of Ordinances and the sections of this ordinance may be renumbered and codified to accomplish this end.

**SECTION 3. CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect.

**SECTION 4. SEVERABILITY.** If any part of this ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts shall continue to be in full force and effect.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall take effect immediately upon its passage and approval consistent with all requirements of general law.

**PASSED** on first reading by the City Commission on \_\_\_\_\_, 2017.

**PASSED AND ADOPTED** on second and final reading by the City Commission on \_\_\_\_\_, 2017.

**ATTEST:**

**CITY OF CLEWISTON, FLORIDA**

\_\_\_\_\_  
Mary K. Combass, Interim City Clerk

\_\_\_\_\_  
Mali Gardner, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By: \_\_\_\_\_  
Gary M. Brandenburg, City Attorney